

Environmental Health Referral Response - contaminated lands

Application Number:	DA2021/1805
Date:	22/10/2021
Responsible Officer	Adam Mitchell
Land to be developed (Address):	Lot A DP 379308 , 4 Alexander Street COLLAROY NSW 2097

Reasons for referral

This application requires detailed consideration of Phase 1 and 2 contaminated land matters
And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments General Comments

Proposal is supported. Detailed site investigation demonstrates some contaminants that to be removed from the site by way of remediation according with standard industry practices and relevant legislation e.g. SEPP 55, Contaminated Land Management Act 1997, waste regulations and asbestos removal guidelines.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Environmental Investigations Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

RAP to be prepared prior to CC

Prior to the Construction Certificate being issued, a site-specific Remedial Action Plan (RAP) approved by an accredited Certified Environmental Practitioner must be provided to the Principal Certifying Authority. The RAP must be prepared in accordance with Managing Land Contamination Planning Guidelines SEPP 55–Remediation of Land, Contaminated Land Management Act 1997, and State Environmental Planning Policy No 55 – Remediation of Land.

Reason: Comply with SEPP 55.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Asbestos control during works

Demolition: Removing, Handling and Disposing of Asbestos

Any asbestos material arising from the demolition process shall be removed and disposed of in accordance with the following requirements:

- Work Health and Safety Act;
 - Work Health and Safety Regulation;
 - How to safely remove asbestos: Code of Practice by Safe Work Australia;
 - Clause 42 of the Protection of the Environment Operations (Waste) Regulation 2005;
- and
- The demolition must be undertaken in accordance with Demolition Work: Code of Practice by Safe Work Australia and Australian Standard AS2601 – The Demolition of Structures.

Reason: For the protection of human health.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Validation of Remediation

During works, recommendations contained within the Contamination Report entitled “Detailed Site Investigation” numbered 13625.1-ER-1-1 prepared by Alliance Geotechnical Pty Ltd and dated 1 October 2021 have been implemented.

Any Remediation Action Plan and validation procedures must be submitted to Council prior to occupation certificate being issued.

A validation and site monitoring report confirming clean-up objectives within the Remediation Action Plan, including a survey of all sites used for landfill disposal, is to be prepared in accordance with relevant guidelines issued under the Contaminated Land Management Act 1997. The validation report must be reviewed and approved by an accredited Certified Environmental Practitioner and must be in accordance with the protocol outlined in the NSW EPA (1997) document entitled Guidelines for Consultants Reporting on Contaminated Sites, and state that the site is suitable for its proposed use.

Reason: To ensure compliance with SEPP 55, Contaminated Land Guidelines, and protection of environment and human health.

Compliant disposal of contaminated waste - Proof of compliant management of contamination

Documentation of disposal of any contaminated material according with SEPP55 and the Contaminated Land Management Act 1997 must be provided to the Principal Certifying Authority by a Suitably Qualified Environmental Consultant.

Reason: proof of effective management of any contaminated materials found during excavation, according with SEPP55 and the Contaminated Land Management Act 1997.



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